

## **I-195 REDEVELOPMENT DISTRICT COMMISSION**

### **MEETING OF COMMISSION**

#### **PUBLIC SESSION**

**October 21, 2013**

The I-195 Redevelopment District Commission (the "District") met on Monday, October 21, 2013 in Public Session, beginning at 5 P.M., at the offices of the Rhode Island Economic Development Corporation, located at 315 Iron Horse Way, Suite 101, Providence, Rhode Island, pursuant to a notice of the meeting to all Commissioners and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Colin Kane, Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly and Mr. Mark Ryan. Also present were non-voting Commissioners Mr. Ruben Flores Marzan and Mr. Marcel Valois.

Commissioners Dr. Barrett Bready and Mr. Michael Van Leesten were absent.

Also present were Ms. Jan Brodie, District Executive Director, and Ms. Kate Holguin, District Project Associate, Mr. Michael Walker, as staff assigned by the Rhode Island Economic Development Corporation, and Mr. Charles F. Rogers of Edwards Wildman Palmer LLP, legal counsel to the District.

Chairperson Kane called the meeting to order at 5:05 PM

#### **1. APPROVAL OF THE MINUTES OF THE MEETINGS HELD ON AUGUST 28, 2013 AND SEPTEMBER 9, 2013**

Chairperson Kane stated that the minutes of the meetings of August 28, 2013 and September 9, 2013 had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion duly made Ms. Johnson and seconded by Ms. Hunger, the following vote was adopted:

**VOTED:** To approve the minutes of the meetings held on August 28, 2013 and September 9, 2013 as submitted.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly and Mr. Mark Ryan.

Voting against the foregoing were: None.

## **2. REVIEW AND APPROVAL OF PROPOSED 2014 SCHEDULE OF COMMISSION MEETINGS.**

Chairperson Kane reviewed the proposed 2014 meeting schedule with the Commission.

Ms. Brodie asked that the January and February 2014 meeting dates be changed to January 13 and February 10, as January 20 and February 17 are national holidays. Upon motion duly made by Chairperson Kane and seconded by Mr. Ryan, the following vote was adopted:

**VOTED:** To approve the proposed 2014 Commission meeting schedule, subject to the two date revisions made by Ms. Brodie.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly and Mr. Ryan.

Voting against the foregoing were: None.

## **3. UPDATE ON ATTORNEY GENERAL/OPEN MEETINGS LAW VIOLATION**

Mr. Rogers said that he had nothing to report on the open meetings law violation and has received no updates from the attorney general's office.

## **4. APPROVAL OF A RESOLUTION SUPPORTING BURIAL OF POWER LINES**

Chairperson Kane reviewed the request by Friends of India Point Park that the Commission express its support of the burial of the overhead power lines.

Upon motion duly made by Mr. Ryan and seconded by Ms. Johnson, the following vote was adopted:

**VOTED:** That the Commission supports the burial of the overhead power lines.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly and Mr. Ryan.

Voting against the foregoing were: None.

## **5. EXECUTIVE DIRECTOR'S REPORT**

Ms. Brodie provided a summary of her recent activities as follows:

- a. Consulting for graphics, communications and public relations services for the Commission has been divided between DK Communications, LLC., which is doing PR work, and Brave River Solutions, which is constructing the District website and providing IT help to the Commission staff. The I-195

Redevelopment District logo has been finalized and will be circulated to the Commission. A PR event will be held in November to formally launch the logo and website.

- b. A Request for Interest (RFI) will be released to developers before the end of 2013 and will be followed up with a Request for Proposal (RFP) once developers have been evaluated by the Commission. Goody Clancy has provided an updated schedule for completing design frameworks that meets these RFI and RFP deadlines.
- c. A business plan and strategy have been created for the interim use of the District parcels and has been discussed and approved conceptually by RIDEM. Installations should be in place by mid to late May. The interim use project is being done on a very small budget and will rely on the collaborative efforts of many to ultimately activate the I-195 land and showcase local talent.
- d. Earlier this month a meeting was held with RIDOT and the parks and bridge designers to review the draft concept plans for the parks, the bridge and the pavilion. Ms. Brodie circulated renderings of the pavilion to the Commission and noted that maintenance and cost of management has been strongly considered. The next park design update will be available in January 2014.
- e. The Commission is on target for a joint CRMC and DEM environmental permit hearing on November 12. Chairperson Kane said that this will be the first time DEM and CRMC grant a joint permit, and invited Commissioners to come to the hearing in Wakefield at the Department of Administration at 6:00 PM on that date.
- f. An RFP for commercial brokerage services will be released in November. Once all collaterals are ready and the frameworks package is done in December, the Commission's focus will be on sales and marketing of the land. The website will provide access to all the Commission's collaterals and will therefore act as a snapshot of the frameworks package.
- g. Four consultants for Design, Civil Engineering, Feasibility and Accounting will be selected in the next several weeks to advise the Commission on proposals submitted for development. Cost for these consultants will be kept reasonable and transparent.

## **6. UPDATE BY DK COMMUNICATIONS ON PUBLIC RELATIONS**

Dyana Koelsch, President of DK Communications, LLC., provided an update on her team's public relations work for the Commission. Ms. Koelsch stated she was very impressed with the level of dedication and commitment of the Commission's board and staff and has

spent the last couple of months getting caught up with the Commission's activities in order to be in a position to provide communications support. DK Communications will be working to develop a consistent strategy message that will provide accurate, transparent information about the Commission by creating communication channels specific to the Commission. This will be done through channels like social media, an e-newsletter, Ms. Brodie's monthly columns in the New England Real Estate Journal and Chairperson Kane's op-ed pieces in the Providence Journal. Upcoming PR events coming up for the Commission, include the "In the Ground" event on October 22 at 11:00 AM, featuring the infrastructure to get the parcels "pad-ready" and thanking the Commission's partners in this effort. There will also be the logo and website launch in November. Ms. Koelsch informed the Commission that all reporter calls can be forwarded to her office.

## **7. REPORT ON LEGAL ISSUES**

Chairperson Kane led a discussion of various legal and contract issues to be addressed by the Commission and counsel in the coming months, including the following:

- a. Creation of formal (but not definitive) documents for disposition of the District real estate.
- b. Creation of Covenants, Conditions and Restrictions (CCRs) that will be imposed on the District real estate. Property owners will be required to maintain their buildings to certain standards, which will be enforced by the Commission.
- c. Preparation of an explanation and example of the available life science tax credits. Mr. Rogers and his office will be helping with this effort.
- d. Development of a strategy for setting prices for the land.
- e. Creation of relationships for the marketing and brokerage of the land.
- f. Preparation of title insurance commitments for each parcel of District real estate. Mr. Rogers and his office will be helping with this effort.

## **8. CHAIRPERSON'S REPORT/AGENDA FOR NOVEMBER 17, 2013 MEETING**

Chairperson Kane commended the Rhode Island Economic Development Corporation for their great accounting staff support with the most recent audit report. A presentation by the auditors will be made at the next Board meeting in November. Chairperson Kane and Ms. Brodie will be making a presentation to the State Senate Commerce Hearing Committee on October 24 to update the Committee. Chairperson Kane will also be presenting to the House Leadership on November 5.

The next meeting of the Commission will be on Monday, November 18, 2013.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:15 PM.

A handwritten signature in black ink, appearing to read 'C. Kane', written over a horizontal line.

Colin P. Kane  
Chairperson

## **I-195 REDEVELOPMENT DISTRICT COMMISSION**

### **PUBLIC NOTICE OF MEETING**

A meeting of the I-195 Redevelopment District Commission will be held at **Rhode Island Economic Development Corporation, 315 Iron Horse Way, Providence, Rhode Island**, on **MONDAY, OCTOBER 21, 2013**, beginning at **5 P.M.**, for the following purposes:

### **PUBLIC SESSION**

Call to Order: The Chairperson

1. Welcome by Chairperson: Chairperson Colin Kane.
2. Approval of the Minutes of the Commission Meetings held on August 28, 2013 and September 9, 2013.
3. Executive Director's Report – Review of Activities from May Through October, 2013 and Proposed Activities from November, 2013 Through March, 2014 to Advance Marketing of District Real Estate.
4. Report on Legal Issues: Creation of Standard Disposition Documents and Process; Life Science Tax Credit; Deeble Litigation Status.
5. Update by DK-Communications, LLC on Public Relations.
6. Approval of a Resolution Supporting Burial of Power Lines.
7. Review and Approval of Proposed 2014 Schedule of Commission Meetings.
8. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/Tentative Agenda for November 19, 2013 Meeting.
9. Update on Attorney General/Open Meetings Law Violation.
10. Vote to Adjourn.